

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/29 Hampden Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$706,500 Property Type Unit Suburb Armadale

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/16 Springfield Av TOORAK 3142	\$855,000	26/10/2019
2	6/47 Denbigh Rd ARMADALE 3143	\$805,000	12/09/2019
3	4/20 Grandview Gr PRAHRAN 3181	\$801,000	15/02/2020

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/02/2020 14:08

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
December quarter 2019: \$706,500

Comparable Properties



8/16 Springfield Av TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$855,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 3
Property Type: Apartment
Land Size: 1309 sqm approx

6/47 Denbigh Rd ARMADALE 3143 (VG)

Agent Comments

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Price: \$805,000
Method: Sale
Date: 12/09/2019
Property Type: Strata Unit/Flat



4/20 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

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Price: \$801,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Apartment